

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 20, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW

SDR-21151 - PUBLIC HEARING - APPLICANT: BANK OF AMERICA - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - Request for a Site Development Plan Review FOR A PROPOSED 4,454 SQUARE FOOT BANK WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG 152 FEET OF THE NORTH PROPERTY LINE WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 1.4 acres at the northeast corner of Martin L King Boulevard and Washington Avenue (APN 139-28-604-008), C-1 (Limited Commercial) Zone, Ward 5 (Williams). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 05-24-07 Planning Commission Meeting Item 13

Motion made by RICKI Y. BARLOW to Approve Subject to Conditions and amending Condition 12 as read for the record:

12. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Martin Luther King Widening" project and any other public improvement projects adjacent to this site. The proposed driveway accessing Martin L. King Boulevard shall be relocated to the north in accordance with the revised public improvement project. Comply with the recommendations of the City Engineer.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SCOTT McCAGE and SHEILA WAKELUM, Architects, Gensler of Nevada, Phoenix, AZ appeared on behalf of the applicant. MR. McCAGE stated they have been working with staff on the site design and architecture. They do not object to the conditions and desire to move forward with the project.

Because this project could be impacted with future road expansions, MAYOR GOODMAN questioned if Council should take this into consideration when voting. ASSISTANT CITY ATTORNEY BRYAN SCOTT added that the Council should take the project as it exists today and not take into consideration any improvement projects that may or may not happen in the future.

BART ANDERSON, Public Works, commented that the applicant has been working well with Public Works on the expansion of Martin Luther King Jr. Boulevard. The parcel has already dedicated the necessary right-of-ways. In addition, he read the amendment to Condition 12 which modifies the location of the proposed driveway. MR. McCAGE agreed with the amended condition.

TED RUSSELL, Las Vegas resident, stated Bank of America has a pilot program in Los Angeles, California where an illegal immigrant may apply and receive a Visa or a Visa loan without identification or social security number. He suggested if he made the same application, the results would be different. He opposed to any further Bank of American growth in the city of Las Vegas until their procedures are "Americanized" and rectified by eliminating such program.

COUNCILMAN BARLOW commended Bank of America for a job well done, specifically on working with staff regarding landscaping and egress/ingress. He appreciates their commitment to the community, as it is the beginning of something beautiful as Martin Luther King Jr. Boulevard widens and development progresses.

MAYOR GOODMAN declared the Public Hearing closed.